131.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,671,300 / 1,671,300
					USE VALUE:	1,671,300 / 1,671,300
					ASSESSED:	1,671,300 / 1,671,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PRESTI JOHN B &
Owner 2:	PRESTI MARIYAMMA VARGHESE
Owner 3:	
Street 1:	90 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BAXTER NATHAN/JESSICA -
Owner 2:	-
Street 1:	90 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,600 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Clapboard Exterior and 4234 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9600.000	1,024,700	9,400	637,200	1,671,300
Total Card	0.220	1,024,700	9,400	637,200	1,671,300
Total Parcel	0.220	1,024,700	9,400	637,200	1,671,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.73 | /Parcel: 394.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 84571
GIS Ref:
GIS Ref:
Insp Date: 12/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,023,900	9400	9,600.	637,200	1,670,500	1,670,500	Year End Roll	12/18/2019
2019	101	FV	793,100	9400	9,600.	672,600	1,475,100	1,475,100	Year End Roll	1/3/2019
2018	101	FV	793,100	9400	9,600.	495,600	1,298,100	1,298,100	Year End Roll	12/20/2017
2017	101	FV	791,100	9400	9,600.	474,400	1,274,900	1,274,900	Year End Roll	1/3/2017
2016	101	FV	791,100	9400	9,600.	439,000	1,239,500	1,239,500	Year End	1/4/2016
2015	101	FV	737,000	9400	9,600.	368,200	1,114,600	1,114,600	Year End Roll	12/11/2014
2014	101	FV	737,000	9400	9,600.	359,700	1,106,100	1,106,100	Year End Roll	12/16/2013
2013	101	FV	737,000	9400	9,600.	342,700	1,089,100	1,089,100		12/13/2012

!10267!

PRINT

Date	Time
12/11/20	00:35:43

LAST REV

Date	Time
08/13/19	10:30:04

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10267

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAXTER NATHAN/J	68590-46		12/14/2016		1,635,500	No	No		
SELKER EDWIN	50971-594		4/1/2008	Change>Sale	951,400	No	No		
HE BAOZHANG	31179-67		3/1/2000		648,000	No	No		
MALVEY WILFRED	25903-42		12/18/1995		350,000	No	No		Y

USER DEFINED

Prior Id # 1:	84571
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2018	1214	New Wind	4,369	C				
3/4/2016	233	Porch	14,000					repair porches
10/15/2009	991	Manual	25,000					
4/25/2008	399	Renovate	100,000	C		G10	GR FY10	roof repair/re-mod
6/14/1995	324	Manual	16,000	C				REPAIR GUTTER/PORC
10/30/1992	564	Manual	1,000	C				REPAIR WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2018	MEAS&NOTICE	HS	Hanne S
3/6/2017	SQ Returned	MM	Mary M
2/12/2009	Entry Denied	336	PATRIOT
6/5/2000	MLS	MM	Mary M
11/18/1999	Mailer Sent		
11/8/1999	Measured	243	PATRIOT
7/8/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9600		Sq. Ft.	Site		0	90.	0.74	10									637,200						637,200	

Total AC/HA: 0.22039 | Total SF/SM: 9600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 637,200 | Spl Credit | Total: 637,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	4	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.89799243
Const Adj.:	1.04019594
Adj $ / SQ:	116.761
Other Features:	166484
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1074121
Depreciation:	49410
Depreciated Total:	1024711

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	13	6	
Totals			
1	13	6	

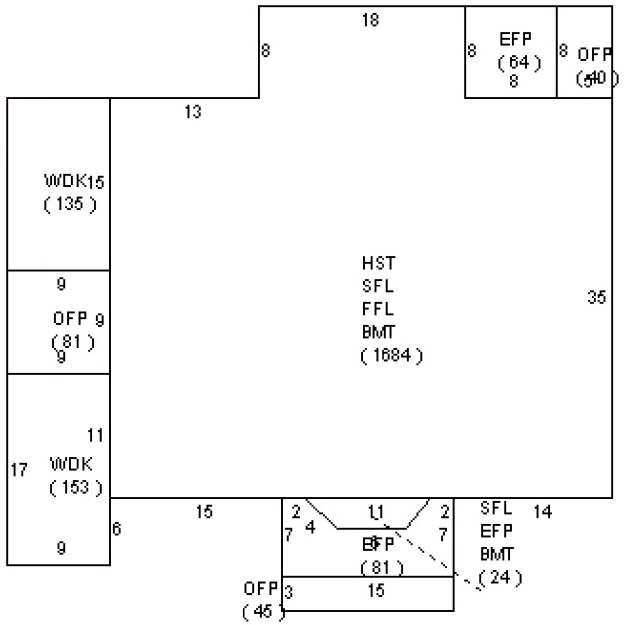
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	170.47
Special Features:	0	Val/Su Net:	156.09
Final Total:	1024700	Val/Su SzAd	242.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,708	35.030	59,828
SFL	Second Floor	1,708	116.760	199,428
FFL	First Floor	1,684	116.760	196,626
HST	Half Story	842	116.760	98,313
WDK	Deck	288	9.850	2,838
EFP	Enclos Porch	169	45.080	7,618
OFP	Open Porch	166	27.500	4,565
	Net Sketched Area:	6,565	Total:	569,216
Size Ad	4234	Gross Are	7407	FinArea 4234

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 131.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X23	G	GD	1910	24.93	T	30	101			8,800			8,800
19	Patio	D	Y	1	13X22	A	AV	1960	3.56	T	40.8	101			600			600

More:	N	Total Yard Items:	9,400	Total Special Featues:		Total:	9,400